

Legal Description

Exhibit "A"

Parcel Tustin Villas

1 In the City of Tustin, County of Orange, State of California, being those portions of Lots
2 68, 69, 70, 75, 76, and 77, of Blocks 10 and 46 of Irvine's Subdivision as shown on the
3 map filed in Book 1, Page 88 of Miscellaneous Record Maps, and as shown on a map filed
4 in Book 165, Pages 31 through 39 inclusive of Records of Survey, all of the records of said
5 County, described as follows:

6
7 For the purpose of this description the following Control Lines are hereby established:

8 9 **Control Line "A"**

10 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of
11 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue
12 having a bearing of North 40°37'39" East between Valencia Avenue and Warner Avenue;
13 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly
14 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through a
15 central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a
16 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along
17 said curve 134.40 feet through a central angle of 05°30'01"; thence South 49°19'54" East
18 586.96 feet to the beginning of a curve concave northeasterly having a radius of 1400.04
19 feet; thence southeasterly and easterly along said curve 733.69 feet through a central angle
20 of 30°01'33"; thence South 79°21'27" East 309.99 feet to a point hereinafter to be referred
21 to as Point "A"; thence continuing South 79°21'27" East 1047.64 feet to the beginning of
22 a curve concave southwesterly having a radius of 1400.04 feet; thence easterly and
23 southeasterly along said curve 733.34 feet through a central angle of 30°00'42"; thence
24 South 49°20'45" East 1500.61 feet to the terminus of the herein described Control
25 Line "A".
26

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Control Line "D"

Beginning at the hereinabove described Point "A"; thence North $15^{\circ}38'31''$ East 159.80 feet to the beginning of a curve concave westerly having a radius of 600.02 feet; thence northerly along said curve 116.30 feet through a central angle of $11^{\circ}06'21''$; thence North $04^{\circ}32'10''$ East 747.07 feet to the beginning of a curve concave southeasterly having a radius of 251.01 feet; thence northerly and northeasterly along said curve 157.51 feet through a central angle of $36^{\circ}05'52''$; thence North $40^{\circ}38'02''$ East 667.92 feet to the terminus of the herein described Control Line.

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Beginning at the most northerly terminus of Parcel I-H-3 as described in a document recorded May 14, 2002 as Instrument No. 20020404598 of Official Records of said County, said point being on a curve concave southwesterly, lying 46 feet northeasterly of said Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet and a central angle of $7^{\circ}50'13''$ ", a radial line to said point bears North $32^{\circ}49'02''$ East"; thence northwesterly and westerly along said concentric curve 559.65 feet through a central angle of $22^{\circ}10'29''$ to a line parallel with and 46.00 northerly of said Control Line "A"; thence North $79^{\circ}21'27''$ West 286.09 feet along said parallel line to the beginning of a curve concave northerly having a radius of 3743.60 feet; thence leaving said parallel line westerly 149.73 feet along said curve through a central angle of $2^{\circ}17'30''$ to the beginning of a reverse curve concave southerly having a radius of 3759.60 feet, a radial line to said beginning of reverse curve bears North $12^{\circ}56'03''$ East; thence westerly 150.37 feet along said curve through a central angle of $2^{\circ}17'30''$ to a line that is parallel with and 52.00 feet northerly of said Control Line "A"; thence along said parallel line North $79^{\circ}21'27''$ West 381.34 feet; thence leaving said parallel line North $35^{\circ}59'46''$ West 34.19 feet; thence North $07^{\circ}15'25''$ East 173.64 feet to the beginning of a curve concave westerly having a

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1 radius of 630.02 feet, said curve being concentric with and 30.00 feet easterly of said
2 Control Line "D"; thence parallel and concentric with said Control Line "D" the following
3 four (4) courses:

- 4 1) northerly along said curve 29.92 feet through a central angle of $02^{\circ}43'15''$;
- 5 2) North $04^{\circ}32'10''$ East 746.96 feet to the beginning of a curve concave southeasterly
6 having a radius of 220.01 feet;
- 7 3) northerly along said curve 138.61 feet through a central angle of $36^{\circ}05'52''$;
- 8 4) North $40^{\circ}38'02''$ East 5.77 feet to the southeasterly prolongation of the
9 southwesterly boundary of the Parcel Map filed in Book 64, Page 39 of Parcel Maps,
10 Records of said County;

11 thence leaving said parallel and concentric line and along said prolongation
12 North $49^{\circ}21'28''$ West 60.01 feet to a line that is parallel with and 30.00 feet northwesterly
13 of said Control Line "D"; thence parallel with said Control Line "D" North $40^{\circ}38'02''$ East
14 115.80 feet; thence North $49^{\circ}19'53''$ West 64.56 feet to the southeasterly line of that
15 certain real property as shown said Parcel Map; thence northeasterly along said
16 southeasterly line North $40^{\circ}38'39''$ East, 1034.69 feet to the southwesterly corner of
17 Parcel I-H-17 as described in said Instrument No. 20020404598 of Official Records; thence
18 along the southwesterly line of said Parcel I-H-17 the following two (2) courses:

- 19 1) South $49^{\circ}20'45''$ East 1780.30 feet;
- 20 2) South $48^{\circ}23'27''$ East 600.36 feet to the northwesterly corner of Parcel I-H-6 as
21 described in said Instrument No. 20020404598 of Official Records, said corner being
22 the beginning of a curve concave to the southwest having a radius of 42.00 feet;

23 thence along the southwesterly line of said Parcel I-H-6 the following four (4) courses:

- 24 1) southeasterly 5.28 feet along said curve through a central angle of $07^{\circ}12'19''$;
- 25 2) South $41^{\circ}11'08''$ East 77.41 feet to the beginning of a curve concave to the

26 northeast having a radius of 58.00 feet;

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Parcel Tustin Villas

1 3) southeasterly 8.26 feet along said curve through a central angle of 08°09'37";

2 4) South 49°20'45" East 190.11 feet to the northwesterly line of Parcel I-H-5 as

3 described in said Instrument No. 20020404598 of Official Records;

4 thence along the northwesterly and southwesterly lines of said Parcel I-H-5 the following
5 two (2) courses:

6 1) South 40°29'47" West 240.60 feet;

7 2) South 49°20'44" East 230.85 feet to a point on the northwesterly line of Parcel
8 I-H-4 as described in said Instrument No. 20020404598 of Official Records, said point
9 being on a curve concave southeasterly having a radius of 1446.04 feet, a radial line to
10 said point bears North 53°48'08" West;

11 thence along the northwesterly line of said Parcel I-H-4 the following ten (10) courses:

12 1) southwesterly along said curve 182.42 feet through a central angle of 7°13'40";

13 2) South 28°58'13" West 302.71 feet to the beginning of a curve concave
14 northwesterly having a radius of 960.03 feet;

15 3) southwesterly along said curve 21.12 feet through a central angle of 01°15'37";

16 4) South 30°13'50" West 98.66 feet to the beginning of a curve concave northwesterly
17 having a radius of 2074.36 feet;

18 5) southwesterly along said curve 174.88 feet through a central angle of 04°49'50" to
19 the beginning of a compound curve concave northwesterly having a radius of
20 1348.04 feet, a radial line to said beginning of curve bears South 54°56'20" East;

21 6) southwesterly along said curve 54.83 feet through a central angle of 02°19'49" to
22 the beginning of a compound curve concave northwesterly having a radius of
23 143.00 feet, a radial line to said beginning of curve bears South 52°36'31" East;

24 7) southwesterly along said curve 33.43 feet through a central angle of 13°23'34";

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- 1 8) South 50°47'03" West 30.34 feet to the beginning of a curve concave southeasterly
- 2 having a radius of 159.16 feet;
- 3 9) southwesterly along said curve 28.14 feet through a central angle of 10°07'48";
- 4 10) South 40°39'15" West 184.90 feet to the northeasterly line of said Parcel I-H-3;
- 5 thence along the northeasterly line of said Parcel I-H-3 the following 14 courses:
- 6 1) South 85°39'13" West 38.18';
- 7 2) North 49°20'45" West 50.00 feet to the beginning of a curve concave northeasterly
- 8 having a radius of 42.00 feet;
- 9 3) northwesterly along said curve 10.38 feet through a central angle of 14°09'13";
- 10 4) North 35°11'32" West 36.66 feet to the beginning of a curve concave southwesterly
- 11 having a radius of 58.00 feet;
- 12 5) northwesterly along said curve 14.33 feet through a central angle of 14°09'13";
- 13 6) North 49°20'45" West 60.00 feet to the beginning of a curve concave southwesterly
- 14 having a radius of 58.00 feet;
- 15 7) northwesterly along said curve 14.33 feet through a central angle of 14°09'13";
- 16 8) North 63°29'58" West 36.66 feet to the beginning of a curve concave northeasterly
- 17 having a radius of 42.00 feet;
- 18 9) northwesterly along said curve 10.38 feet through a central angle of 14°09'13";
- 19 10) North 49°20'45" West 106.00 feet to the beginning of a curve concave
- 20 southwesterly having a radius of 3759.60 feet;
- 21 11) northwesterly along said curve 150.35 feet though a central angle of 2°17'29" to the
- 22 beginning of a reverse curve concave northeasterly having a radius of 3743.60 feet; a
- 23 radial line to said point bears South 38°21'46" West;
- 24 12) northwesterly along said curve 149.72 feet through a central angle of 2°17'29";

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1 13) North 49°20'45" West 39.60 feet to the beginning of a curve concave southwesterly
2 having a radius of 1446.04 feet;

3 14) northwesterly along said curve 197.79 feet through a central angle of 7°50'13" to
4 the **Point of Beginning**.

Exception IRP-16

6 Beginning at the most northerly terminus of Parcel I-H-3 as described in a document
7 recorded May14, 2002 as Instrument No. 20020404598 of Official Records of said County,
8 said point being on a curve concave southwesterly, lying 46 feet northeasterly of said
9 Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet
10 and a central angle of 7°50'13", a radial line to said point bears North 32°49'02" East";
11 thence northwesterly and along said concentric curve 207.96 feet through a central angle of
12 8°14'24"; thence leaving said concentric curve North 24°34'38" East 312.20 feet to the
13 **True Point of Beginning**; thence North 2°37'41" East 309.90 feet; thence
14 North 56°16'38" West 114.65 feet; thence North 83°50'08" West 148.04 feet; thence
15 South 2°56'49" East 400.34 feet; thence North 87°03'11" East 208.02 feet to the **True**
16 **Point of Beginning**

Exception UST-268

18 Beginning at the most northerly terminus of Parcel I-H-3 as described in a document
19 recorded May14, 2002 as Instrument No. 20020404598 of Official Records of said County,
20 said point being on a curve concave southwesterly, lying 46 feet northeasterly of said
21 Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet
22 and a central angle of 7°50'13", a radial line to said point bears North 32°49'02" East";
23 thence northwesterly and westerly along said concentric curve 559.65 feet through a central
24 angle of 22°10'29" to a line parallel with and 46.00 northerly of said Control Line "A";
25
26

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1 thence North 79°21'27" West 286.09 feet along said parallel line to the beginning of a
2 curve concave northerly having a radius of 3743.60 feet; thence leaving said parallel line
3 westerly 28.26 feet along said curve through a central angle of 0°25'27" to the **True Point**
4 **of Beginning**; thence continuing westerly along said curve 121.47 feet through a central
5 angle of 1°51'33" to the beginning of a reverse curve concave southerly having a radius of
6 3759.60 feet, a radial line to said beginning of reverse curve bears North 12°56'03" East;
7 thence westerly 150.37 feet along said curve through a central angle of 2°17'30" to a line
8 that is parallel with and 52.00 feet northerly of said Control Line "A"; thence along said
9 parallel line North 79°21'27" West 127.17 feet; thence leaving said parallel line
10 North 4°32'10" East 207.34 feet; thence South 82°50'40" East 407.32 feet; thence South
11 7°09'19" West 237.27 feet to the **True Point of Beginning**.
12

Exception IRP-13S

14 Beginning at the most northerly terminus of Parcel I-H-3 as described in a document
15 recorded May14, 2002 as Instrument No. 20020404598 of Official Records of said County,
16 said point being on a curve concave southwesterly, lying 46 feet northeasterly of said
17 Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet
18 and a central angle of 7°50'13", a radial line to said point bears North 32°49'02" East";
19 thence northwesterly and westerly along said concentric curve 559.65 feet through a central
20 angle of 22°10'29" to a line parallel with and 46.00 northerly of said Control Line "A";
21 thence North 79°21'27" West 286.09 feet along said parallel line to the beginning of a
22 curve concave northerly having a radius of 3743.60 feet; thence leaving said parallel line
23 westerly 149.73 feet along said curve through a central angle of 2°17'30" to the beginning
24 of a reverse curve concave southerly having a radius of 3759.60 feet, a radial line to said
25 beginning of reverse curve bears North 12°56'03" East; thence westerly 150.37 feet along
26 said curve through a central angle of 2°17'30" to a line that is parallel with and 52.00 feet

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1 northerly of said Control Line "A"; thence along said parallel line North 79°21'27" West
2 127.17 feet to the **True Point of Beginning**; thence continuing North 79°21'27" West
3 254.17 feet; thence leaving said parallel line North 35°59'46" West 34.19 feet; thence
4 North 07°15'25" East 173.64 feet to the beginning of a curve concave westerly having a
5 radius of 630.02 feet, said curve being concentric with and 30.00 feet easterly of said
6 Control Line "D"; thence parallel and concentric with said Control Line "D" the following
7 two (2) courses:

8 1) northerly along said curve 29.92 feet through a central angle of 02°43'15";

9 2) North 04°32'10" East 365.06 feet; thence leaving said parallel line

10 South 85°27'50" East 266.00 feet; thence South 4°32'10" West 621.44 feet to the

11 **True Point of Beginning.**

12 13 **Exception IRP-13W**

14 Beginning at the most northerly terminus of Parcel I-H-3 as described in a document
15 recorded May14, 2002 as Instrument No. 20020404598 of Official Records of said County,
16 said point being on a curve concave southwesterly, lying 46 feet northeasterly of said
17 Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet
18 and a central angle of 7°50'13", a radial line to said point bears North 32°49'02" East";
19 thence northwesterly and westerly along said concentric curve 559.65 feet through a central
20 angle of 22°10'29" to a line parallel with and 46.00 northerly of said Control Line "A";
21 thence North 79°21'27" West 286.09 feet along said parallel line to the beginning of a
22 curve concave northerly having a radius of 3743.60 feet; thence leaving said parallel line
23 westerly 149.73 feet along said curve through a central angle of 2°17'30" to the beginning
24 of a reverse curve concave southerly having a radius of 3759.60 feet, a radial line to said
25 beginning of reverse curve bears North 12°56'03" East; thence westerly 150.37 feet along
26 said curve through a central angle of 2°17'30" to a line that is parallel with and 52.00 feet

Legal Description

Exhibit "A"

Parcel Tustin Villas

1 northerly of said Control Line "A"; thence along said parallel line North 79°21'27" West
2 381.34 feet; thence leaving said parallel line North 35°59'46" West 34.19 feet; thence
3 North 07°15'25" East 173.64 feet to the beginning of a curve concave westerly having a
4 radius of 630.02 feet, said curve being concentric with and 30.00 feet easterly of said
5 Control Line "D"; thence parallel and concentric with said Control Line "D" the following
6 two (2) courses:

- 7 1) northerly along said curve 29.92 feet through a central angle of 02°43'15";
- 8 2) North 04°32'10" East 365.06 feet to the **True Point of Beginning**;
- 9 thence leaving said parallel line South 85°27'50" East 266.00 feet; thence
- 10 North 4°32'10" East 243.00 feet; thence North 85°27'50" West 266.00 feet to a line
- 11 30.00 feet easterly of said Control Line "D"; thence parallel with said Control Line "D"
- 12 South 4°32'10" West 243.00 feet to the **True Point of Beginning**.

13
14 Containing 4,194,738 square feet or 96.30 acres, more or less.

15
16 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

17
18 Prepared under my supervision

19
20 

21 Peter J. Fitzpatrick P.L.S. 6777

22 Expires 9/30/2004

23
24 8/13/02

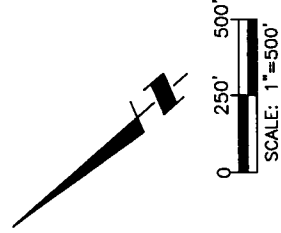
25 Date



EXHIBIT B



APPROVED BY
[Signature]
 DATE 8-14-02



EDINGER AVE.

CONTROL LINE 'A'

SUBDIVISION

1/BB

185/31-30

IRVINE'S

M.R.M.

R.S.B.

POINT 'A'

CONTROL LINE 'D'

RED HILL

AVE.

SANTA FE DR.

VALENCIA AVE.

WARNER AVE.

No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'

No.	Radius	Delta	Length
C1	1400.04'	05°30'14"	134.49'
C2	1400.04'	05°30'01"	134.40'

DESCRIPTION: TUSTIN VILLAS

MCAS-TUSTIN

SHEET 1 OF 8

PSOMAS

3187 Red Hill Avenue
 Suite 250
 Costa Mesa, CA 92626
 (714) 791-7373 Fax (714) 946-8883

SCALE: 1" = 500'

DRAFTED CN

CHECKED P.J.F.

DATE AUGUST 12, 2002

JOB

NUMBER 2NAV050100

EXHIBIT B

EDINGER AVE.

60' VARIES

600.36'
S48°23'27"E

1780.30'

60'

S49°20'45"E

N40°38'39"E
6.00'

N40°38'39"E

SE'LY LINE
P.M.B. 64/39

1034.69'

1156.52'

PARCEL I-H-17
INST. No. 20020404598, O.R.

TUSTIN VILLAS

BLOCK 46

LOT 69

R.S. 07-1015 R.S.B. 165/31-39

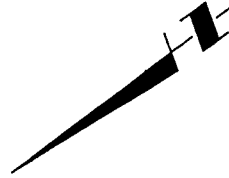
O.R. 1180/12

BLOCK 10

LOT 68

IRVINE'S SUBDIVISION

M.R.M. 1/88



0 100 200

GRAPHIC SCALE: 1"=200'

 $\Delta = 36^{\circ}05'52''$
 $L = 138.61'$
 $R = 220.01'$
N40°38'02"E
5.77'N49°21'28"W
60.01'N40°38'02"E
115.80'N49°19'53"W
64.56'

LOT 67

BLOCK 10

DESCRIPTION: TUSTIN VILLAS

SHEET 3 OF 8

SCALE 1"=200'

MCAS-TUSTIN

PSOMAS

3187 Red Hill Avenue
Suite 200
Costa Mesa, CA 92626
(714) 791-7373 Fax (714) 540-8863

DRAFTED CN

CHECKED P.J.F

DATE AUGUST 12, 2002

JOB

NUMBER 2NAV050100

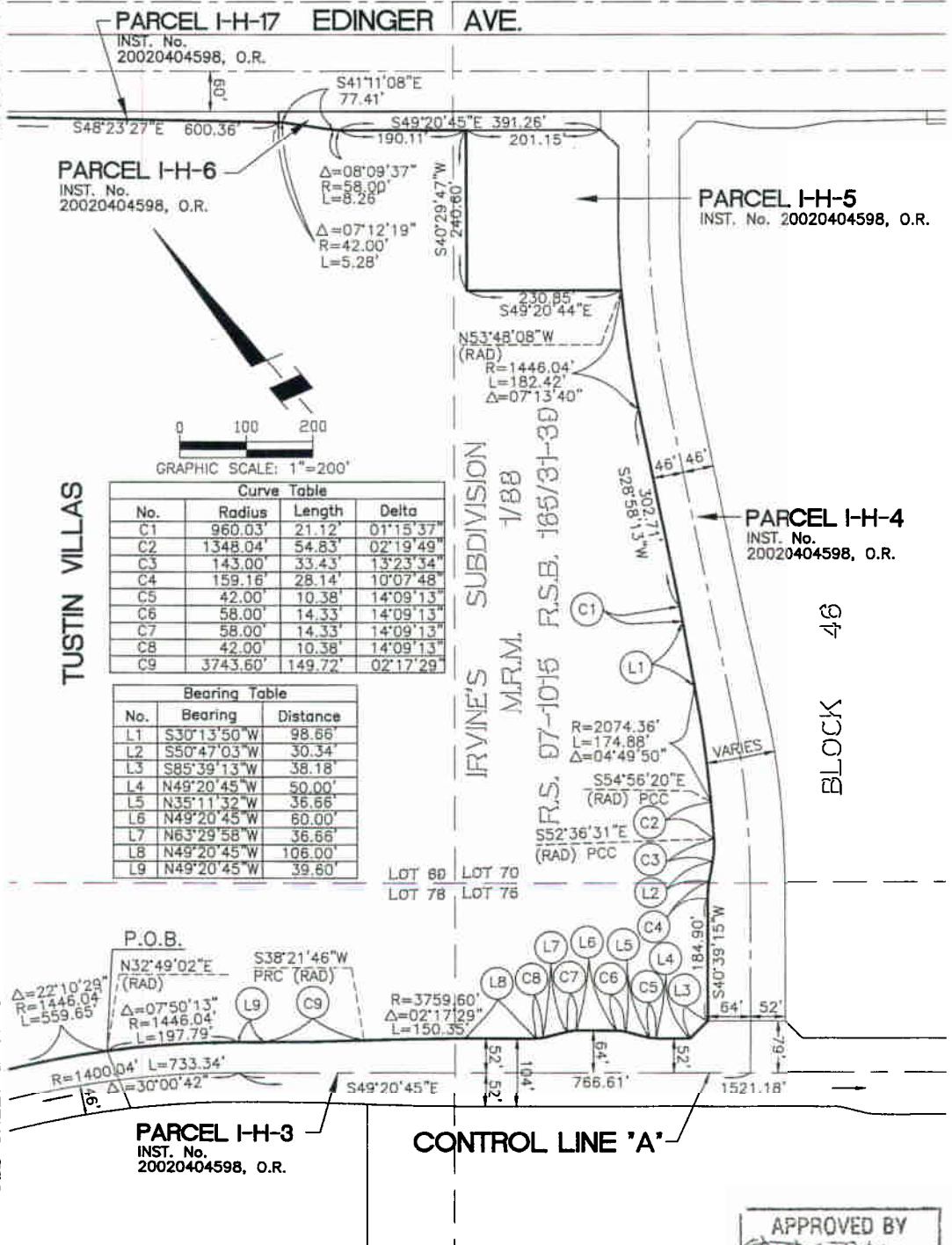
SEE SHEET 2 OF 8

EXHIBIT B



SEE SHEET 3 OF 8

SEE SHEET 2 OF 8



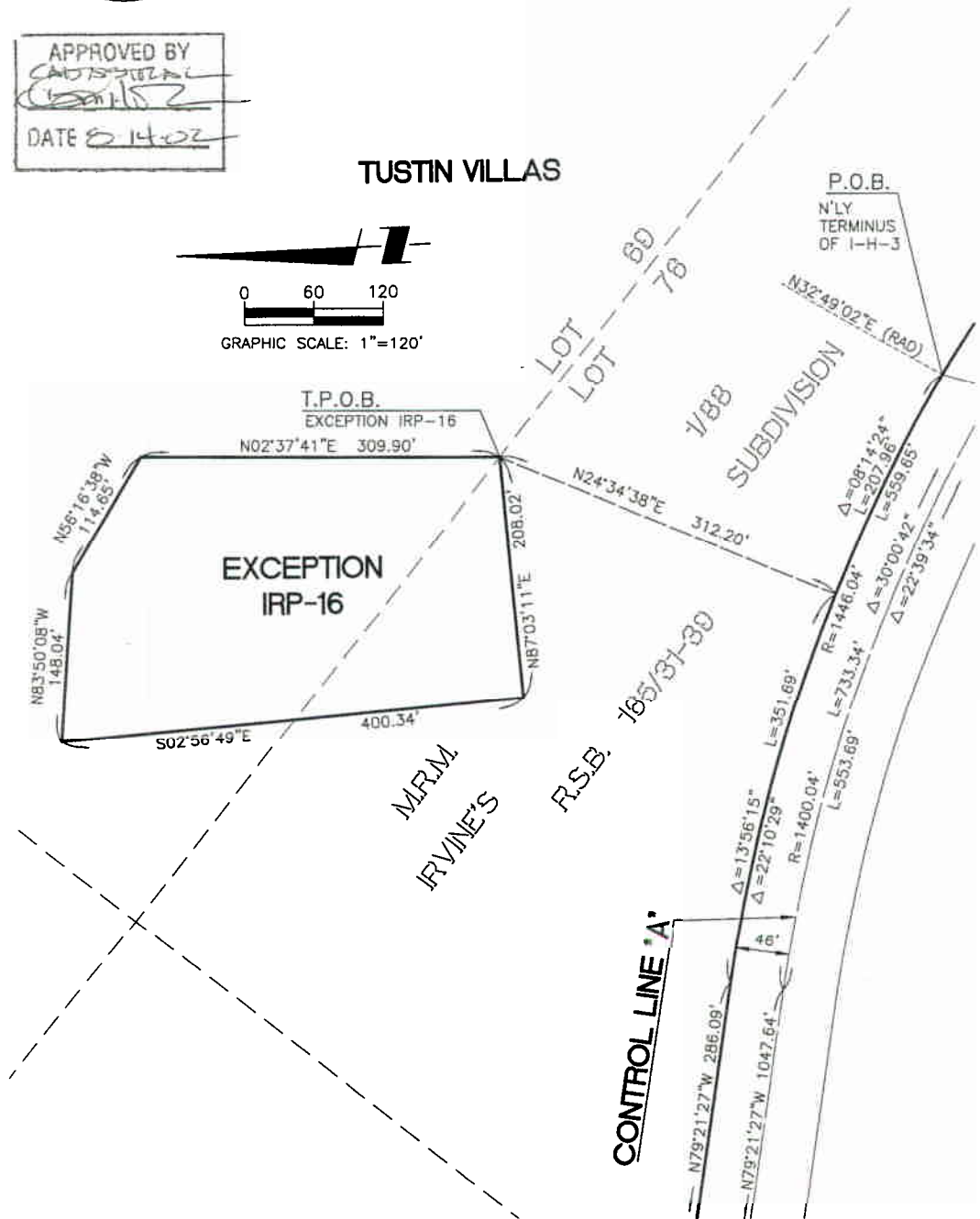
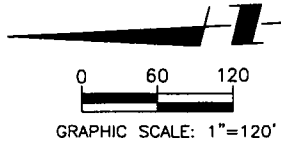
APPROVED BY
[Signature]
DATE 8-14-02

DESCRIPTION: TUSTIN VILLAS	SHEET 4 OF 8	SCALE 1"=200'
MCAS-TUSTIN	PSOMAS 3107 Red Hill Avenue Suite 250 Culver City, CA 90230 (714) 751-7373 Fax (714) 545-8883	DRAFTED CN
		CHECKED PJF
		DATE AUGUST 12, 2002
		JOB NUMBER 2NAV050100

EXHIBIT B

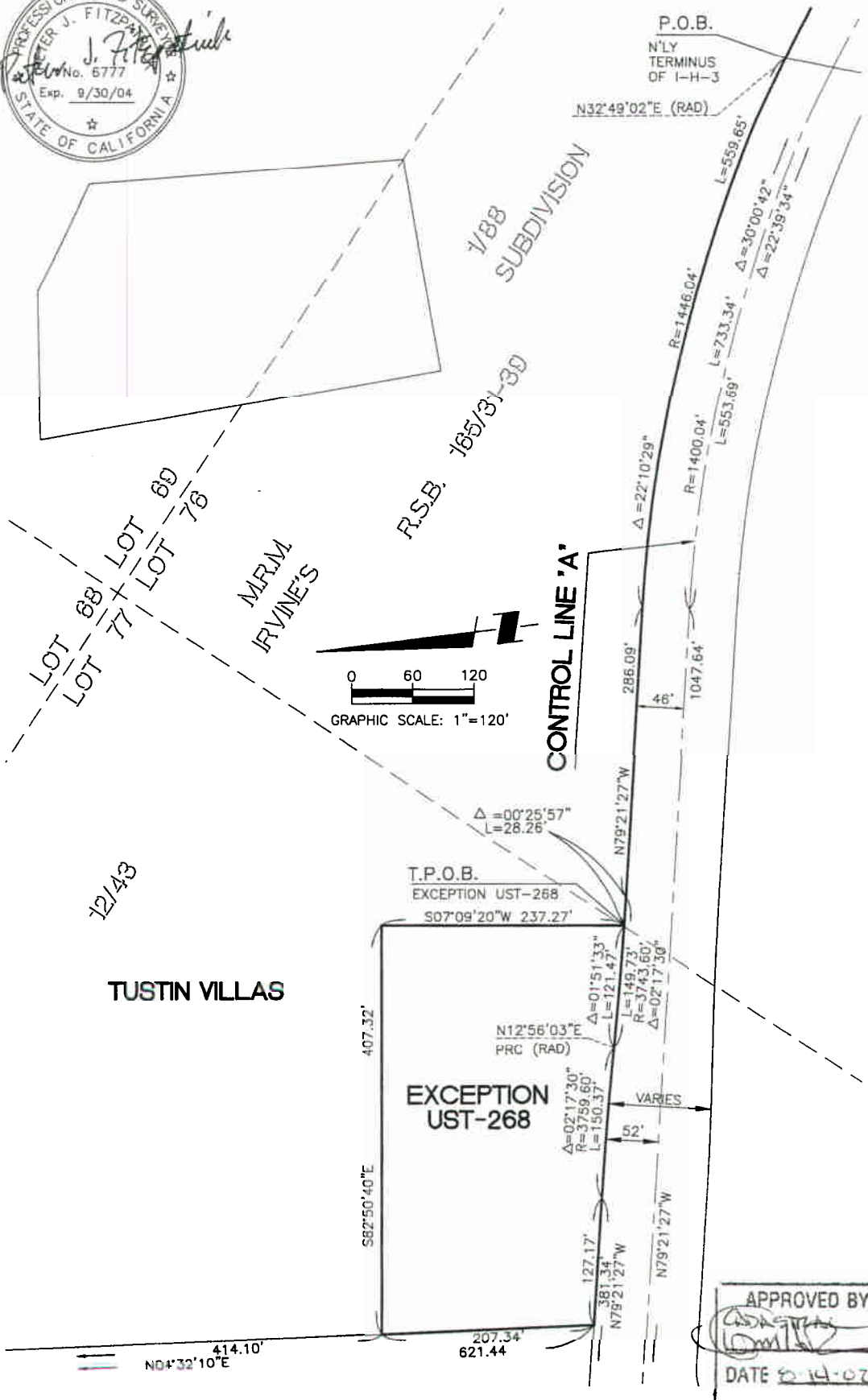
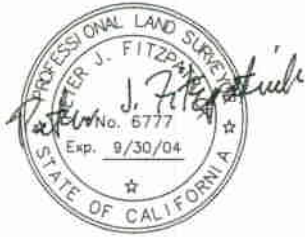


TUSTIN VILLAS



DESCRIPTION: TUSTIN VILLAS	SHEET 5 OF 8	SCALE 1"=120'
MCAS-TUSTIN	PSOMAS	DRAFTED CN
	2157 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 546-8883	CHECKED P.J.F.
		DATE AUGUST 12, 2002
		JOB NUMBER 2NAV050100

EXHIBIT B



DESCRIPTION: TUSTIN VILLAS	SHEET 6 OF 8	SCALE 1"=120'
MCAS-TUSTIN	PSOMAS	DRAFTED CN
	387 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 546-8883	CHECKED PJF
		DATE AUGUST 12, 2002
		JOB NUMBER 2NAV050100

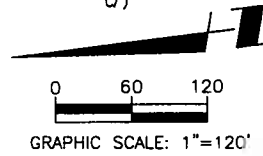
A circular professional seal for a land surveyor in the State of California. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. Inside the ring, the name "J. FITZPATRICK" is printed in a semi-circle at the top, and "No. 6777" is printed in the center. Below the number, the expiration date "Exp. 9/30/04" is printed. The seal is stamped over a handwritten signature that appears to be "J. Fitzpatrick".

APPROVED BY CRISTINA
DATE 8.14.02

CONTROL LINE "A"

SUBDIVISION

-133-



BRVINE'S

MSM

T.P.O.B.
EXCEPTION IRP-135

EXCEPTION
IRP-13S

P.O.B.
N'LY
TERMINUS
OF I-H-3

N32°49'02"E (RAD)

$L = 559.65'$

$$\begin{array}{r} = 1400.04' \\ \hline L = 733.34' \\ \hline L = 553.69' \end{array}$$

N12°56'03"E
PRC (RAD)

VARIABLES

DESCRIPTION: TUSTIN VILLAS

MCAS-TUSTIN

SHEET 7 OF 8

P S O M A S

3187 Red Hill Avenue
Suite 250
Costa Mesa, CA 92626
(714) 751-7373 Fax(714) 751-7374

SCALE 1"=120'

DRAFTED CN

CHECKED PJF

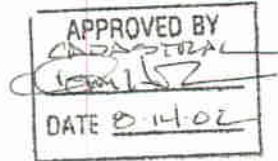
DATE AUGUST 1961

JOB _____

NUMBER 2NAV050100

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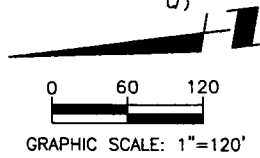
EXHIBIT B



TUSTIN VILLAS

SUBDIVISION

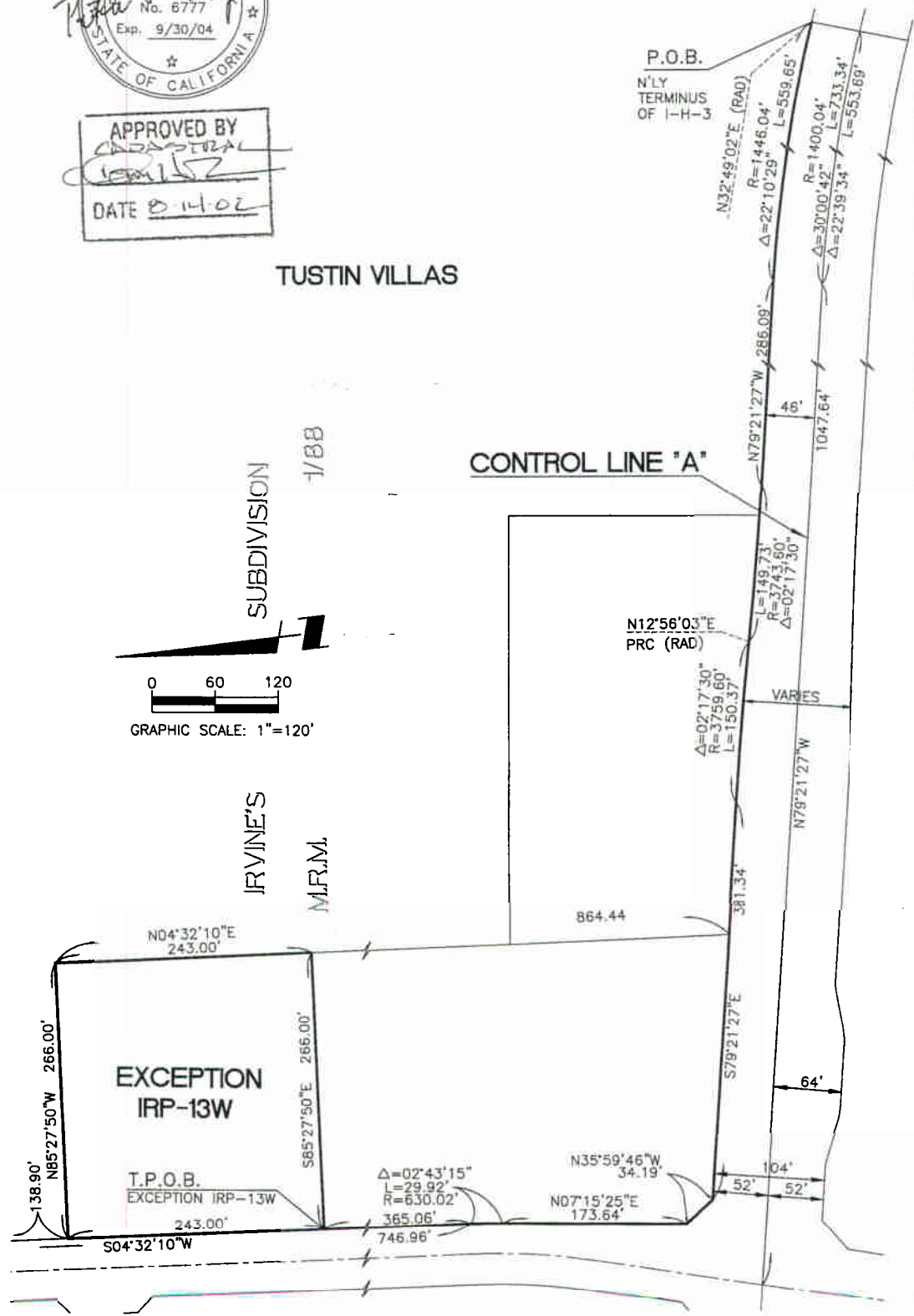
-1/88



IRVINE'S

M.R.M.

CONTROL LINE "A"



DESCRIPTION: TUSTIN VILLAS	SHEET 8 OF 8	SCALE 1"=120'
MCAS-TUSTIN	PSOMAS	DRAFTED CN
	3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 546-8883	CHECKED PJF
		DATE AUGUST 12, 2002
		JOB NUMBER 2NAV050100